

Development Impacts Committee

June 8, 2005

What impacts should be addressed?	Does the propose development exacerbate the problem?	What is the measurement?	What type tools do we need?*	Mitigation – public, private and or shared?	Credits?
Paving expansion	Housing replacement 1 for 1 – no cost	Trip generation/traffic studies	1. Road Financing 2. Transportation excise fee 3. Service Areas/assessment zones/benefit zones	CIP/Impact Fees or street improvement/combination	Dedication of ROW
ROW widening			Area – defined as “Street Width Exception Area”		
Traffic capacity					
Parking deficiencies – curb space					
Park land					
Loss of tree canopy					
Increased density					

Are their changes to neighborhood character/environment that should fall under impact and not the Neighborhood Protection Committee?

* Examples from other cities

Road Financing

- a. *(number of new trips generated) X (average trip length) X (the cost per trip based on cost to improve a mile of roadway)*
- b. *(the road improvement budget contained in the CIP) divided by (the trip generation rate for the proposed land use); or*
- c. *A combination*

Transportation Excise Fee

- a. *flat tax rate – 14.5 cents per square foot of plat area*
- b. *tax rate based upon land use - tax rate X P.M. peak-hour trip rate per residential unit and nonresidential development is based upon 1,000 sq. ft. of gross leasable floor area*

Service Areas/assessment zones/benefit zones

Zones are created to reflect the different needs of a given area